

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - May 12, 1971

Appeal No. 10773 Frederic W. and Eleanor H. Mess, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried, the following Order of the Board was entered at the meeting of May 18, 1971.

EFFECTIVE DATE OF ORDER - June 23, 1971

ORDERED:

That the appeal for variance from the lot occupancy requirements of the R-4 District to permit private garage at 320 - 8th Street, SE., Lot 51, Square 924, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-4 District.
2. The property is improved with a single family dwelling with parking.
3. The appellant proposes to erect an automobile garage at the rear of the subject property (see Exhibits No. 2 and 3).
4. The proposed garage is needed due to incidents of vandalism in the neighborhood. The garage will be 17.41 feet by 20 feet and the appellants' lot is 17.41 feet by 109.08 feet.
5. The Capitol Hill Restoration Society offered no objections to the granting of this appeal.
6. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

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OPINION Cont'd:

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____
GEORGE GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.